



City of Seattle

Department of Planning and Development
D. M. Sugimura, Director

CITY OF SEATTLE ANALYSIS AND DECISION OF THE DIRECTOR OF THE DEPARTMENT OF PLANNING & DEVELOPMENT

Project Number: 3013441
Applicant Name: Bradley Khouri
Address of Proposal: 416 19th Avenue E

SUMMARY OF PROPOSED ACTION

Land Use Application to allow a three story structure containing four townhouse units and a two-story single family residence. Existing single family residence to be demolished. No parking proposed.

The following approvals are required:

Administrative Design Review – SMC Chapter 23.41, including departures from development standards:

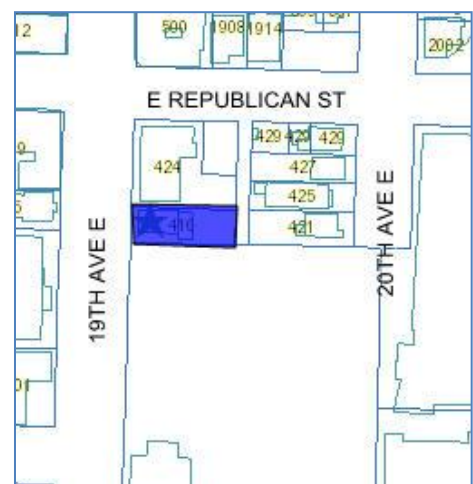
Development Standard Departure to allow more than the maximum permitted façade length. (SMC 23.45.527 B)

Development Standard Departure to allow less than the required side setback along the north and south property lines. (SMC 23.45.518)

Current Development:

The proposed development is located on 19th Avenue E between E Republican Street and E Thomas Street. The site is situated between an existing apartment building on the northwest corner of the block and Miller Community Center and park which occupies the remainder of the block to the south. A mix of single family homes and multifamily structures are located across the alley along the east property line. A variety of three and four story apartment buildings are located along 19th Avenue E.

The subject lot slopes approximately 12 feet from 19th Avenue E down toward the alley. The existing single family structure is built at street grade and is supported by a retaining wall. The grade then descends approximately 6-8 feet at the back side of



the supporting retaining wall to a surface parking area adjacent to the alley. Similarly the multifamily structure to the north is built at the street grade with a retaining wall separating the structure from a lower parking lot adjacent to the alley. Along the south property line, the grade descends gradually along the park property where a number of mature trees exist. The majority of the park is provided at a lower grade than the adjacent 19th Avenue E. The lots along the alley are mostly flat.

The lot has views of the park to the south. Possible views to Mount Rainer and Cascade Mountains may be available from the rooftop decks.

Access:

Existing vehicular access is via the alley along the east property line. Existing pedestrian access to the building is from the sidewalk along 19th Avenue E.

Surrounding Development and Neighborhood Character:

The neighborhood consists of multifamily development and single family structures. A variety of architectural styles exist in the immediate vicinity. Along 19th Avenue E the primary architectural style is three to four story midcentury apartments and prewar era homes.

The area offers frequent transit service.

ECAs:

No Environmentally Critical Areas are on or adjacent to the property.

Proposal:

The proposed development consists of one townhouse structure containing three units and one single family structure located off the alley. A courtyard located near the center of the site separates the two structures. One townhouse unit will front 19th Avenue E while the other two townhouses units and one single family will be accessed from a common pedestrian pathway between the subject lot and the park to the south. The project will not provide any parking.

Landscaping is proposed along the north, south, east and west property line, within the shared courtyard space and front setback, where required street trees will be accommodated.

ADMINISTRATIVE DESIGN REVIEW

The EDG packet includes materials presented is available online by entering the project number(s) (3013441) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

The EDG packet is also available to view in the 3013441 file, by contacting the Public Resource Center at DPD:

Mailing Public Resource Center
Address: 700 Fifth Ave., Suite 2000
P.O. Box 34019
Seattle, WA 98124-4019

Email: PRC@seattle.gov

PUBLIC COMMENT

DPD received written comments and phone calls during the public comment period ending on July 11, 2012. The primary concerns included the following:

- Maintain existing plants and trees.
- Use architectural design, materials and colors appropriate for this neighborhood.
- Provide red, orange, brown masonry for material and include sloping roof.
- Provide parking for residential use (several comments).
- Concern with limited on street parking available.

PRIORITIES & BOARD RECOMMENDATIONS

After visiting the site, considering the analysis of the site and context provided by the proponents, and hearing public comment, the Design Review Planner provides the following siting and design guidance. The Design Review Planner also identified the following Citywide Design Guidelines & Neighborhood specific guidelines (as applicable) of highest priority for this project.

EARLY DESIGN GUIDANCE (AUGUST 1, 2012):

1. **Adjacency to Miller Park.** The lot is located on north boundary of Miller Park. While the park provides unique opportunities for siting the development, it is also important the proposal respect the existing park vegetation.
 - a. Locate residential entries and living space windows fronting the park to embrace the natural setting within the dense urban environment (A-1).
 - b. Position buildings to maintain tree protection area for the mature trees on the adjacent park site (A-1).
 - c. Investigate increased south side setback to maintain tree protection area (A-1).
 - d. Document year-round shadow impacts of proposed development on adjacent park property (A-5).
2. **Massing Compatibility.** Sloping site topography, variety in density and building massing should inform the context for this development.

- a. Continue use of two separate structures each relating to the adjacent sloping grade (A-1, B-1).
 - b. Maintain the proposed three story front façade and associated datum line consistent with the massing of the existing structure to the north (C-1, B-1).
 - c. Preserve the 2.5 story single family structure massing off the alley which respects and responds to the smaller residential structures across the alley (B-1).
 - d. Retain stair structure providing vertical modulation accentuating the location of each unit as a separate entity (B-1, C-2).
 - e. Provide more information on structure massing, modulation and treatment along the north façade (B-1).
 - f. Update design review package to include a code complying massing alternative (B-1).
2. **Further Treatment of Setbacks.** Setbacks provided at the perimeter of the site should provide usable outdoor rooms for residents while also acting as a transition area to adjacent uses.
 - a. Utilize window location, cut-off lighting and low level buffer landscaping within the north setback area to create a private defensible space (D-7, E-2).
 - b. Consider increased setback, landscaping, and raised planting buffer along the south property line to differentiate the semi-private resident walkway area from the public park (D-7, E-1, E-2).
 - c. Provide a front setback consistent with adjacent structure to the north and also be sufficiently sized to accommodate street trees that will not fit within the ROW (A-2).
 - d. Consider use of low terraced retaining walls with sculptured landscaping along the rear setback adjacent to the alley to provide a human scale grade transition while mitigating the first half floor blank wall of the single family structure (C-3, D-2, D-3, D-8, E-1, E-2).
 - e. Utilize lighting along pathway to define a safe walking area (A-6, D-7).
 - f. Provide more information on location and screening for solid waste and recycling storage spaces (D-6).
3. **Develop Courtyard Amenity Space.** The development provides a courtyard space between the townhouse and single family structure.
 - a. Supply more information showing how the courtyard will be activated with architectural, landscaping, paving, lighting and other treatments (A-4, A-7, D-7 and E-2).
 - b. Consider treating blank walls with texture, imprints or landscaping to provide visual interest to the space (A-7, D-2).
 - c. Incorporate design details which define the space as either a common amenity feature for all residents or a private amenity feature for the single family residence (A-4, A-7).

4. **Maximize Privacy.** The development is located adjacent to a number of residential structures which may impact privacy.
 - a. Use location of existing windows on adjacent residential structure on the north and east facades to inform location of proposed windows, to ensure that proposed windows do not directly face neighbor's windows. (A-5)
 - b. Locate windows with high use living spaces in areas which obscure direct line of site into adjacent structures window and private yards (A-5).
 - c. Treat walls facing residential units to maximize privacy while avoiding large blank untreated walls (A-5, D-2).
5. **Identifiable Residential Entries.** Residential entries are an introduction to the site for residents and visitors.
 - a. Entries should be easily identifiable and create moments of pause, transitioning users from public spaces to private homes (A-3).
 - b. Maintain a primary entry along 19th Avenue E with the proposed wood soffit and wall treatment at recessed porch (A-3).
 - c. Provide clear signage along the street for residential units at the rear of the site (A-3).
 - d. Continue use of wood detailing for each entry as a point of continuity in the overall development (A-3, C-2).
 - e. Provide more detail on use of lighting, pavers and landscaping to frame and guide residents and visitors from the street to individual units (A-4, A-6).
 - f. Investigate providing areas of reprieve along the common pathway which can function as impromptu meeting space (A-4, A-6).
6. **Develop Material Palette.** The existing prewar and midcentury architecture provides an established material context for the neighborhood.
 - a. Provide additional detail on the proposed material palette (C-4).
 - b. Utilize durable materials with colors that complement the existing neighborhood material context (C-1, C-4).

RECOMMENDATION (MARCH 15, 2013):

The packet includes materials presented during the Master Use Permit review, and is available online by entering the project number (3013441) at this website:

http://www.seattle.gov/dpd/Planning/Design_Review_Program/Project_Reviews/Reports/default.asp.

or contacting the Public Resource Center at DPD:

Address: Public Resource Center
700 Fifth Ave., Suite 2000
Seattle, WA 98124

Email: PRC@seattle.gov

PUBLIC COMMENT

One additional comment was received during the Master Use Permit review comment period ending on September 19, 2012. The following comments, issues and concerns were raised:

- Concerned that no parking will be provided for development.
- Stated Parks has not been contacted to review impacts on adjacent Miller Playfield.

[DPD clarified that Parks had already been contacted and has approved the application.]

PRIORITIES & BOARD RECOMMENDATIONS

After receiving the Early Design Guidance the applicant has submitted a Mater Use Permit demonstrating how early design guidance and identified priority Citywide Design Guidelines & Neighborhood specific guidelines have been incorporated to provide the approved project.

1. Adjacency to Miller Park.

- a) The proposed design will maintain unit orientation with glazing and primary residential entries facing the adjacent parks property (A-1).
- b) The applicant has demonstrated within the Design Review packet that the adjacent mature trees on parks property will not negatively be impacted by proposed development (A-1).
- c) The subject lot is located north of the adjacent park. Shadow studies provided indicate proposed development will have no negative impact on light for adjacent parks land A-5).

2. Massing Compatibility.

- a) Stair penthouses were removed from the design lessening the overall bulk of the structure. The proposed massing maintains modulation and material treatment accentuating the location of each unit (B-1, C-2).

3. Further Treatment of Setbacks.

- a) The north setback will include motion sensor lighting with minimized light cone to avoid light glare onto adjacent properties. In addition the setback will include landscaping and screened solid waste and recycling storage spaces (D-7, E-2)
- b) At the request of Parks Department a fence will be maintained along the south property line. The fence will incorporate planting to create a green wall between the private residential walkway and parks property (A-5).

- c) The residential entry pathway will incorporate discreet tread lights at proposed residential entry planter walls to provide a safe walking area while preventing light spillage onto adjacent properties (A-5, D-7).
- d) The front setback exceeds the code requirement and has been sized in response to the existing street wall line to the north while also accommodating street trees that will not fit within the ROW (A-2).
- e) The rear setback will include grass pavers providing a 330 square foot usable space by residents. Bamboo plants will be planted adjacent to the east wall of the single family. Sufficient landscape area will be provided to allow for mature growth and a dense landscape buffer adjacent to the structure (A-7).

4. Develop Courtyard Amenity Space.

- a) The courtyard will face west and open onto the adjacent Miller Playfield property allowing for increased light and air to the space (A-1, A-7).
- b) Reclaimed brick will pave the courtyard and one wall will be provided as a wood providing a tactile experience to the users of the space (C-4).
- c) Shared seating, cut off light and screening landscaping will be provided along north, west and east edge will supply a quality usable space by residents (A-7).

5. Maximize Privacy.

- a) The applicant has demonstrated the proposed development will not negative impact the private of adjacent residential structure. The existing building to the north does not have any windows along the façade facing the subject site. Residential structure directly across the alley will be located over ninety feet to the proposed single family structure (A-5).

6. Identifiable Residential Entries.

- a) All residential entries include wood deck platform and wood canopy for weather protection and also act as a point of continuity to define entry points (A-3).
- b) Entry facing 19th Avenue E maintains a wood soffit and wall treatment at the recessed porch (A-3, C-4).
- c) Signage will be provided along a metal canopy facing 19th Avenue E to clearly identify the pedestrian access to the sites interior units (A-3).
- d) Entries are defined by a reclaimed brick pathway, small landscaping planters at each entry, pathway lighting, and wood entry soffits and raised wood deck creating stoops (A-3, A-6).

7. Develop Material Palette.

- a) The proposed development will include reclaimed brick for the walkway and shared amenity courtyard space. Hard wood will be used for entry decks and soffits, as well as, accent siding material. The primary materials utilized include blue-grey painted horizontal ship lap siding for the front, rear and vertical elements of the townhouse. Cementitious panels will be used for the area recessed area containing windows between the vertical ship lap siding. The

primary material used for the single family structure will be the Cementitious panels with small accents of wood and ship lap siding. Gray powder coated steel railing will be provided at the roof deck. The understated simple materials will complement the existing neighborhood material palette (C-4).

DESIGN REVIEW GUIDELINES

The Design Review Planner identified the following Citywide Design Guidelines of highest priority for this project. The full text of the guidelines is available on the City of Seattle Department of Planning and Development website.

- A-1 **Responding to Site Characteristics.** The siting of buildings should respond to specific site conditions and opportunities such as non-rectangular lots, location on prominent intersections, unusual topography, significant vegetation and views or other natural features.
- A-2 **Streetscape Compatibility.** The siting of buildings should acknowledge and reinforce the existing desirable spatial characteristics of the right-of-way.
- A-3 **Entrances Visible from the Street.** Entries should be clearly identifiable and visible from the street.
- A-4 **Human Activity.** New development should be sited and designed to encourage human activity on the street.
- A-5 **Respect for Adjacent Sites.** Buildings should respect adjacent properties by being located on their sites to minimize disruption of the privacy and outdoor activities of residents in adjacent buildings.
- A-6 **Transition Between Residence and Street.** For residential projects, the space between the building and the sidewalk should provide security and privacy for residents and encourage social interaction among residents and neighbors.
- A-7 **Residential Open Space.** Residential projects should be sited to maximize opportunities for creating usable, attractive, well-integrated open space.
- B-1 **Height, Bulk, and Scale Compatibility.** Projects should be compatible with the scale of development anticipated by the applicable Land Use Policies for the surrounding area and should be sited and designed to provide a sensitive transition to near-by, less intensive zones. Projects on zone edges should be developed in a manner that creates a step in perceived height, bulk, and scale between anticipated development potential of the adjacent zones.
- C-1 **Architectural Context.** New buildings proposed for existing neighborhoods with a well-defined and desirable character should be compatible with or complement the architectural character and siting pattern of neighboring buildings.
- C-2 **Architectural Concept and Consistency.** Building design elements, details and massing should create a well-proportioned and unified building form and exhibit an overall architectural concept. Buildings should exhibit form and features identifying the functions within the building. In general, the roofline or top of the structure should be clearly distinguished from its facade walls.

- C-3 **Human Scale.** The design of new buildings should incorporate architectural features, elements, and details to achieve a good human scale.
- C-4 **Exterior Finish Materials.** Building exteriors should be constructed of durable and maintainable materials that are attractive even when viewed up close. Materials that have texture, pattern, or lend themselves to a high quality of detailing are encouraged.
- D-2 **Blank Walls.** Buildings should avoid large blank walls facing the street, especially near sidewalks. Where blank walls are unavoidable they should receive design treatment to increase pedestrian comfort and interest.
- D-3 **Retaining Walls.** Retaining walls near a public sidewalk that extend higher than eye level should be avoided where possible. Where higher retaining walls are unavoidable, they should be designed to reduce their impact on pedestrian comfort and to increase the visual interest along the streetscapes.
- D-6 **Screening of Dumpsters, Utilities, and Service Areas.** Building sites should locate service elements like trash dumpsters, loading docks and mechanical equipment away from the street front where possible. When elements such as dumpsters, utility meters, mechanical units and service areas cannot be located away from the street front, they should be situated and screened from view and should not be located in the pedestrian right-of-way.
- D-7 **Personal Safety and Security.** Project design should consider opportunities for enhancing personal safety and security in the environment under review.
- D-8 **Treatment of Alleys.** The design of alley entrances should enhance the pedestrian street front.
- E-1 **Landscaping to Reinforce Design Continuity with Adjacent Sites.** Where possible, and where there is not another overriding concern, landscaping should reinforce the character of neighboring properties and abutting streetscape.
- E-2 **Landscaping to Enhance the Building and/or Site.** Landscaping, including living plant material, special pavements, trellises, screen walls, planters, site furniture, and similar features should be appropriately incorporated into the design to enhance the project.

DEVELOPMENT STANDARD DEPARTURES

The Department's recommendation on the requested departures is based upon the departure's potential to help the project better meet these design guideline priorities and achieve a better overall design than could be achieved without the departures.

1. **Façade Length (23.45.527 B):** The Code requires all portions of facades within 15 feet of a lot line to not exceed 65% the length of that lot line. The applicant proposes a façade length of 74% along the north lot line and 76% along the south lot line.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-5 and B-1. DPD is favorable towards the proposed departure request. The proposed development makes efforts to reduce building massing at the rear of the site by proposing only a two and a half story single family unit adjacent to the lower density use

across the alley. The primary bulk of the structure is located closer to the denser 19th Avenue E. The site is uniquely positioned between a park to the south and an adjacent residential unit with parking lot behind to the north. The façade length departure will not negatively impact adjacent residential units' windows or open space.

DPD grants the departure.

2. **Side Setback (23.45.518 Table A):** The Code requires a 7 foot average, 5 foot minimum side setback. The applicant proposes reduced setbacks for the townhouse structure. The building proposed will have a 5 foot minimum and average setback along the north property line and a 5 foot minimum, 6.5 foot average south side setback.

This departure would provide an overall design that would better meet the intent of Design Review Guidelines A-2, A-5, B-1, D-2. The proposed building will maintain a larger than required front setback providing a more consistent street wall along 19th Avenue E. The single family residence along the alley is only two stories, although three stories is allowed, to be more compatible with the height, bulk and scale of the zoning across the alley. The townhouse structure which will have less than the required average setback abutting 19th Avenue E will be located adjacent to a blank wall on the residential structure to the north. The south setback is adjacent to park's property and will be treated with quality reclaimed brick paving, landscaping, planting and fencing to create a quality setback space. The existing trees adjacent to the site will be maintained with a sufficient buffer to reduce negative impacts. In total the building location proposed increases setback and reduces bulk in sensitive areas while providing quality spaces in the reduced setback areas.

DPD grants the requested departure.

SUMMARY OF ADMINISTRATIVE DESIGN REVIEW RECOMMENDATION

The recommendations summarized above were based on the boards submitted to DPD on February 25, 2013. Design, siting or architectural details not specifically identified or altered in these recommendations are expected to be reflected in all future plans submitted to DPD.

After considering the site and context, public comments, the response to the design guideline priorities and reviewing the plans the Director recommends APPROVAL of the subject design with conditions, as well as the requested departures summarized above.

DECISION – DESIGN REVIEW

The proposed design is **CONDITIONALLY GRANTED** subject to the conditions listed below.

DESIGN REVIEW - CONDITIONS OF APPROVAL

Prior to Certificate of Occupancy

1. The Land Use Planner shall inspect materials, colors, and design of the constructed project. All items shall be constructed and finished as shown at the design recommendation meeting and the subsequently updated Master Use Plan set. Any change to the proposed design, materials, or colors shall require prior approval by the Land Use Planner (Lindsay King 206-684-9218 or lindsay.king@seattle.gov).
2. The applicant shall provide a landscape certificate from Director's Rule 10-2011, indicating that all vegetation has been installed per approved landscape plans. Any change to the landscape plans approved with this Master Use Permit shall be approved by the Land Use Planner (Lindsay King 206-684-9218 or lindsay.king@seattle.gov).

For the Life of the Project

3. The building and landscape design shall be substantially consistent with the materials represented at the Recommendation phase and in the materials submitted after the Recommendation phase, before the MUP issuance. Any change to the proposed design, including materials or colors, shall require prior approval by the Land Use Planner (Lindsay King 206-684-9218 or lindsay.king@seattle.gov).

Signature: _____ (signature on file) Date: March 21, 2013
Lindsay King, LEED AP
Senior Land Use Planner
Department of Planning and Development

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